



MEACOCK & JONES

4 Bedrooms

House - Detached

Located
in Brentwood

Guide Price
£1,400,000-
£1,500,000



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Brook Lodge Riseway Brentwood

| Essex | CM15 8BG



Initial offers are invited in the region of £1,400,000 to £1,500,000

Set just one mile from Brentwood station, this substantial and luxurious home is truly a hidden gem tucked away behind secure gates. The west facing plot measures 0.33 acre and is completely unoverlooked, making this a very private property, centrally located between Brentwood and Shenfield.

The beautifully presented accommodation commences with a spacious hallway, leading to the cloakroom, study and a wonderful dual aspect lounge, with two sets of french doors, oak beams, and an open fireplace with log burner. There is also a lovely snug with bespoke cabinetry and open fireplace, plus bifolds leading out to the courtyard. The large family room flows seamlessly into the outstanding kitchen/breakfast room, beautifully appointed with Shaker-style cabinetry, granite work surfaces, large central island, range cooker and a selection of high end integrated appliances, plus space for an American-style fridge/freezer. A separate utility room provides further storage.

An elegant oak staircase rises to the first floor, where four beautifully appointed bedrooms are found. The impressive dual-aspect principal bedroom features a luxurious ensuite shower room, whilst some of the other bedrooms benefit from bespoke floor-to-ceiling fitted wardrobes. A four-piece family bathroom completes the accommodation, featuring a freestanding bath and generous walk-in shower.

Externally the attractive mature wrap around rear garden is south west facing, commencing with a large patio and screened by laurels and conifers, and includes an impressive outbuilding currently being used as a gym/home office. To the front is a long gravelled driveway, providing parking for eight to ten cars, and leading to this unique property. Plans have been passed for a first floor side extension with front and rear dormers above the kitchen (Ref: 23/01445/HHA) and additionally for the erection of a car lodge on the drive (Ref: 24/01277/HHA)



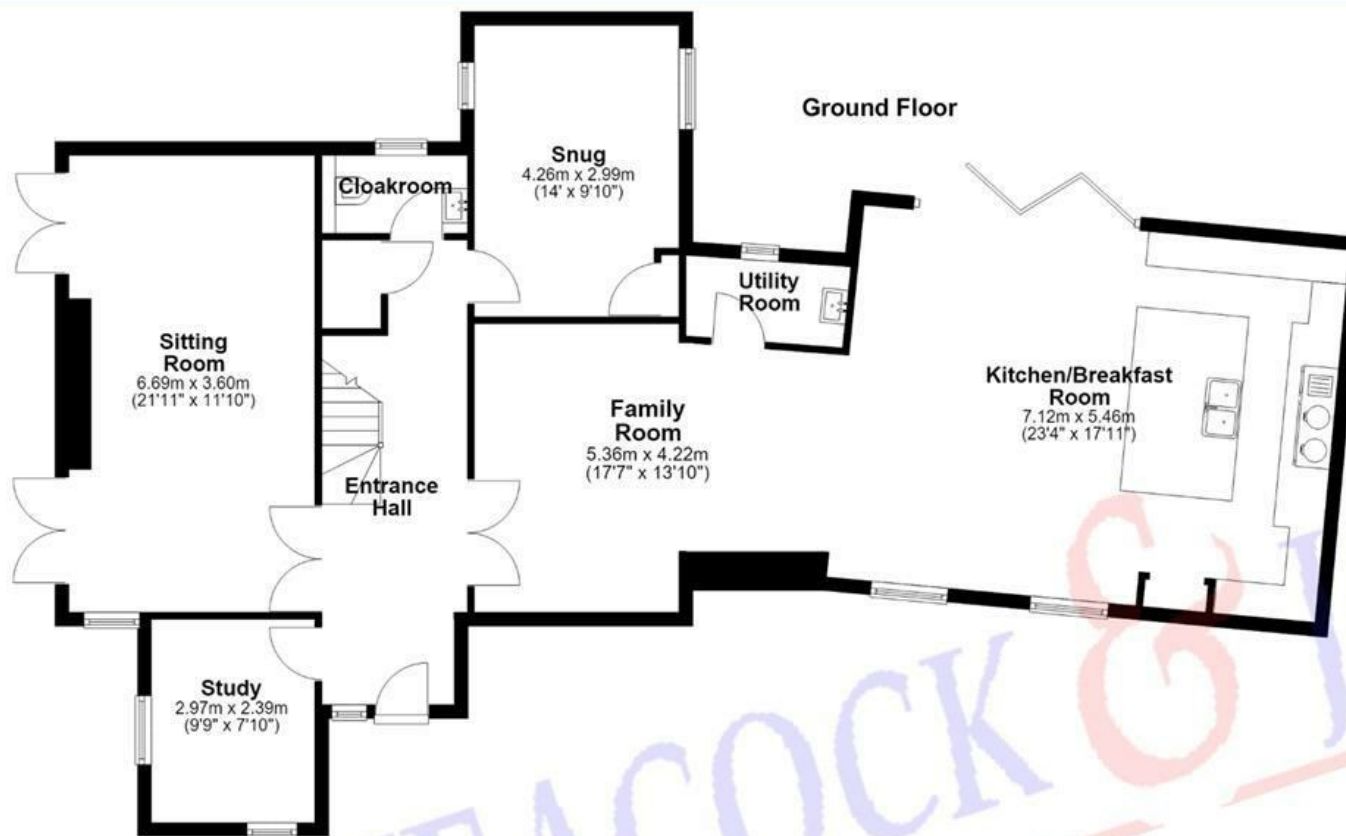
Brook Lodge Riseway

Guide Price £1,400,000- £1,500,000 Freehold

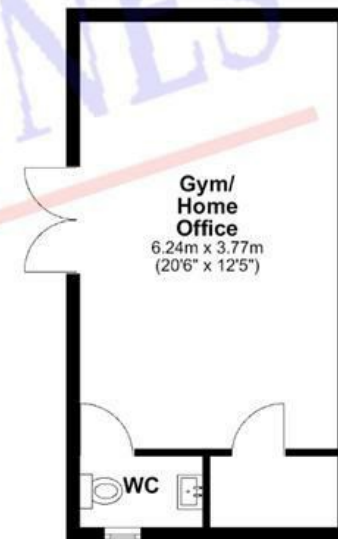
- Beautifully Presented Four Bedroom Detached Family Home
- Four Reception Rooms
- Outside Gym/Home Office
- Parking For Eight To Ten Cars
- Close to Shenfield and Brentwood Stations
- En-suite to Bedroom One and Family Bathroom
- Kitchen/Breakfast Room and Utility
- Secluded And Unoverlooked Rear Garden
- 0.33 Acre West Facing Plot
- Plans Passed To Further Extend (Ref: 23/01445/HHA & Ref: 24/01277/HHA)







Outbuilding



First Floor



APPROX INTERNAL FLOOR AREA
MAIN HOUSE 190 SQ M 2051 SQ FT
OUTBUILDING 28 SQ M 300 SQ FT
TOTAL 218 SQ M 2351 SQ FT

This plan is for layout guidance only and is **NOT TO SCALE**

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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Accommodation Comprises of:

Entrance Hall

Study

9'9 x 7'10

Sitting Room

21'11 x 11'10

Cloakroom

Snug

14' x 9'10

Family Room

17'7 x 13'10

Kitchen/Breakfast Room

23'4 x 17'11

Utility Room

First Floor

Bedroom One

14'1 x 11'10

En-suite Shower Room

Bedroom Two

11'4 x 7'10

Bedroom Three

11'10 x 7'6

Bedroom Four

9'10 x 8'9

Family Bathroom

Rear Garden

Gym/Home Office

20'8 x 12'5

Front Garden

MEACOCK & JONES

106 Hutton Road

Shenfield

Essex

CM15 8NB

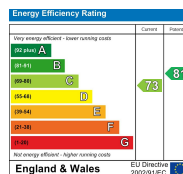
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Council Tax Band: G

Local Authority: Brentwood Borough Council



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